



# CITY OF FALLS CHURCH

HARRY E. WELLS BUILDING  
300 Park Avenue – Falls Church, VA 22046-3332

Department of Development Services

Zoning Division

Phone: 703.248.5015

Fax: 703.248.5184

## REQUIRED RESIDENTIAL LOT AND YARD SIZES BY ZONE

R-1A LOW DENSITY RESIDENTIAL (38-16)			
	1-Family Residential	Other Principal or Conditional Uses	Accessory Use Buildings
Lot area:	11,250 sq.ʹ	20,000 sq.ʹ	
Lot width:	75ʹ	100ʹ	
Front yard:	30ʹ or *	30ʹ or *	30ʹ or *
Side yard:	15ʹ	25ʹ	3ʹ
Rear yard:	40ʹ	40ʹ	3ʹ
Building height:	35ʹ or 2 ½ stories	45ʹ or 3 stories	12ʹ
Lot coverage:	25%	30%	≤30% of minimum rear yard area
Note: Driveways, walks and uncovered decks do not count as lot coverage.			

R-1B MEDIUM DENSITY RESIDENTIAL (38-17)				
	1-Family Residential	2-Family Residential	Other Principal or Conditional Uses	Accessory Use Buildings
Lot area:	7,500 sq.ʹ	12,000 sq.ʹ	20,000 sq.ʹ	
Lot width:	60ʹ	100ʹ	100ʹ	
Front yard:	25ʹ or *	25ʹ or *	25ʹ or *	25ʹ or *
Side yard:	10ʹ	10ʹ	20ʹ	3ʹ
Rear yard:	30ʹ	30ʹ	40ʹ	3ʹ
Building height:	35ʹ or 2 ½ stories	45ʹ or 3 stories	45ʹ or 3 stories	12ʹ
Lot coverage:	25%	25%	30%	≤30% of minimum rear yard area
Note: Driveways, walks and uncovered decks do not count as lot coverage.				

\*In any "R" District, the minimum front yard for new construction and additions to existing residential structures shall be the average of the nearest front yards on either side thereof...provided that no front yard shall be less than (30) feet in an R-1A district and (25) feet in an R-1B district, and that no front yard need be more than (50) feet.

- For residential uses, yards are measured from the property line.
- Uncovered decks may project (3) feet into a required side yard and (6) feet into a required rear yard.
- Screened porches and covered decks must meet the same setbacks as the house itself.

### EXCEPTION: SUBSTANDARD LOTS (38-28)(B)(2)

Any lot of official record as of February 14, 1944, or any lot of a subdivision approved by the city from February 14, 1944 which does not meet the lot size requirements for the district in which it is located, may be used for a one-family dwelling, provided it is in an "R" District, and it cannot reasonably be combined with other property to meet the minimum size requirements. In such event, the following required yards may be reduced as indicated:

- Side yards—reduced to not less than (20%) of the lot width, but not to less than (7½) feet.
- Rear yard— may be reduced to not less than (30%) of the lot depth but not less than (20) feet.

*Note: This is a summary of the Code. Please refer to 38-15 and the related zoning district sections for specifics and additional information.*

*An online version of the Code is available at-- <http://www.ci.falls-church.va.us/>*